

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

301/19-21 Frederick Street, Doncaster Vic 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$597,000

Property Type Unit

Suburb Doncaster

Period - From 01/07/2019

to 30/09/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	616/642 Doncaster Rd DONCASTER 3108	\$630,000	19/08/2019
2	G02/19-21 Frederick St DONCASTER 3108	\$624,000	27/08/2019
3	302/7-11 Berkeley St DONCASTER 3108	\$589,000	11/10/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/01/2020 13:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$580,000 - \$630,000  
**Median Unit Price**  
September quarter 2019: \$597,000

## Comparable Properties



**616/642 Doncaster Rd DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 19/08/2019  
**Rooms:** 5  
**Property Type:** Apartment



**G02/19-21 Frederick St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$624,000  
**Method:** Private Sale  
**Date:** 27/08/2019  
**Property Type:** Apartment



**302/7-11 Berkeley St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$589,000  
**Method:** Private Sale  
**Date:** 11/10/2019  
**Property Type:** Apartment